

CITY OF GEARHART

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February 14, 2019

MEMBERS: Carl Anderson, Virginia Dideum, Stephanie Dudley, Russ Taggard, Austin Tomlinson and David Smith

STAFF: Carole Connell

Minutes

The regular meeting of the Gerhart Planning Commission for Thursday, February 14, 2019 was called to order at 6:00 pm by president Virginia Dideum.

On **MOTION** by Anderson, 2nd by Dudley, Commissioner Graff was unanimously granted an excused absence from the February 14, 2019 commission meeting.

On **MOTION** by Taggard, 2nd by Anderson, the minutes of January 10, 2019 were unanimously approved as presented.

The financial report as of January 31, 2019 was as follows:

Planning Commission expenses:

Year to date	11,010.72
Balance	1,989.28

Planning Commission Secretary expenses

Year to date	18,835.60
Balance	11,164.40

On **MOTION** by Smith, 2nd by Tomlinson, the financial report of January 31, 2019 was unanimously approved.

STAFF REPORT

Connell reported there will be a planned joint work session with the council on April 11, 2019 during the regular commission meeting time. The agenda will cover several subjects, the agenda will be set at a later date.

ODOT Region 2 is funding further planning on US 101 corridor bike / pedestrian improvements and lane modifications as described in the Gearhart Transportation System Plan.

COMMISSIONER REPORTS

In light of the new school coming on line shortly, Tomlinson talked to the school district about the grade school property and he was told the school district had not contacted the city. His concern was any change in use of the property would need to go through the planning commission.

GOALS LIST

Noted changes discussed at the January meeting in re-prioritizing Commercial Design Review were updated in the goals list.

Dudley thought the buildable lands inventory was done. Connell explained Clatsop County updated housing data for its cities as part of their affordable housing analysis report in 2018. What needs to happen next is the Gearhart comprehensive plan would need to be amended with updated land inventory information. The city has not yet determined when or how that work is to be done.

Connell pointed out a typo in *citizen involvement* line item.

CORRESPONDENCE

None

VISITORS COMMENTS

None

GUEST – Jeff Adams, Cannon Beach Community Development Director to discuss design review and other tools. He said design review starts with planning and the comprehensive plan which directs what goes into the zoning ordinance. Once a decision has been made on the direction the city wants to go objectives can be accomplished with sign ordinances, landscaping, parking and other regulations

UNFINISHED BUSINESS

Coastal Resilience Plan and Code amendment review. Connell stressed all the information is a brand new discussion of coastal resilience which is pretty much nonexistent in city implementing documents and that is the reason the city was awarded the grant. The language is model language given by the state for use by all coastal cities. DOGAMI maps will be basis for both the policies and regulations. Connell reviewed the Comp Plan amendments noting pages 2 to 6 include all new polices that will be added to the plan. Smith asked if there will be a cross reference to the background report, the policies,

new maps added to the plan, and will also include a Tsunami Hazard Overlay Zone map which is the XXL zone which includes all city lots. It has been determined 95% of events will occur in a category Large or less scenario. Discussion followed on Goal 14 #1 to clarify the language, Zone Code Amendment. Connell stated she is considering adding a definition of the different size magnitudes. It was suggested adding a reference to the maps. Discussion followed on Tsunami Evacuation Facilities Improvement Plan since the city does not have one, the need to develop a plan and what could be done to implement a plan. A TEFIP involves more in-depth analysis to determine vulnerable population, provide more signage details and locations and identify an evacuation life line route or possible vertical structure location. Connell noted new sub section 9. Hazard Acknowledgement and Disclosure Statement, a suggested inclusion by Meg Reed, DLCD. The Planning Commission thought that was a good addition.

NEW BUSINESS

None


CONCERNS OF THE COMMISSION

None

QUESTIONS FOR LAND USE ATTORNEY

Anderson asked about the status of Nita Street from Pacific Way to B Street and status of S Marion from Pacific Way to D Street. Connell noted they are platted streets. Anderson said Breakaway Lodge is in the XXL magnitude and could provide a drive through for a fire station.

The meeting was adjourned at 7:44 pm


Cheryl A. Lund, secretary

approved